

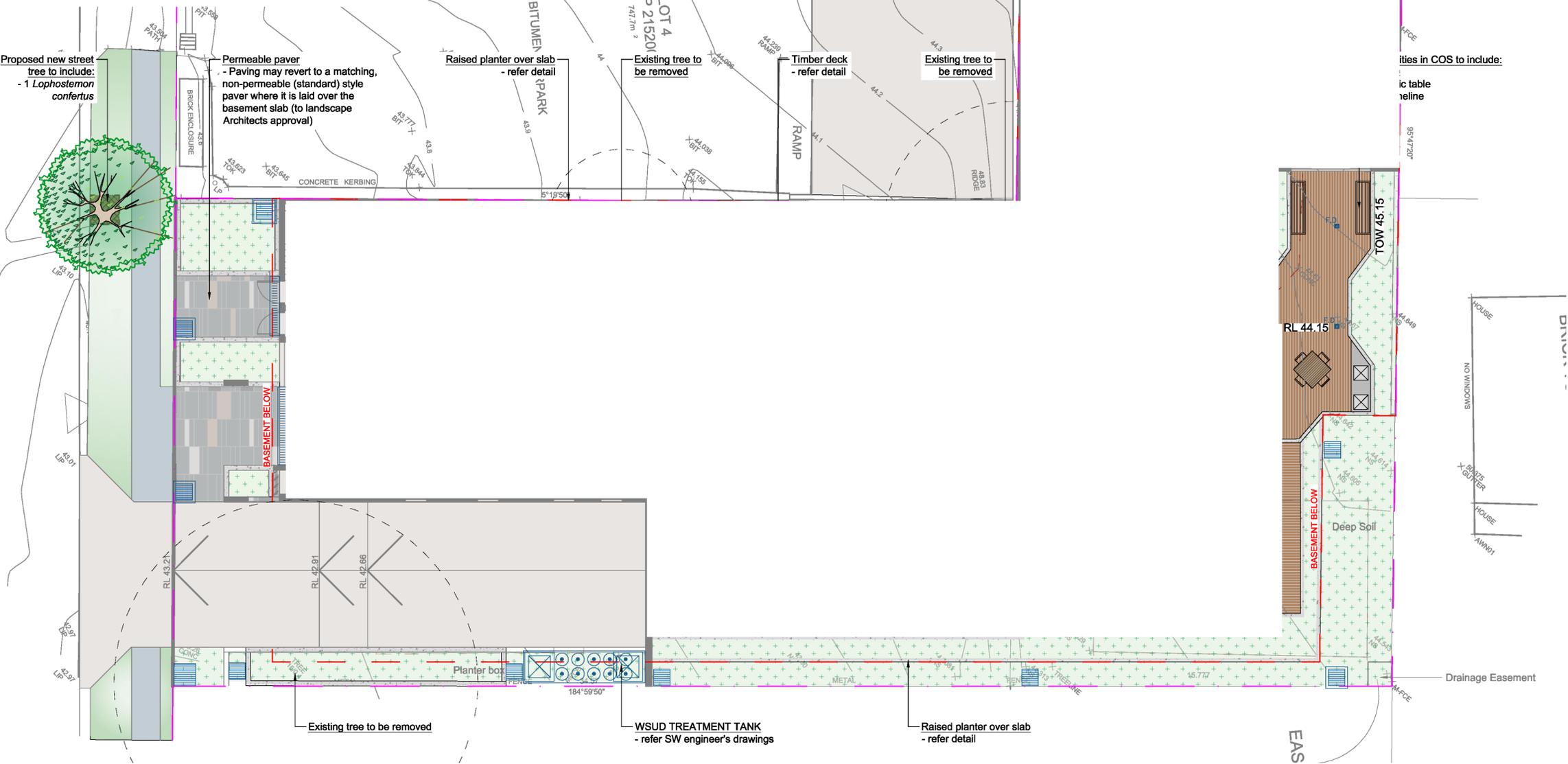
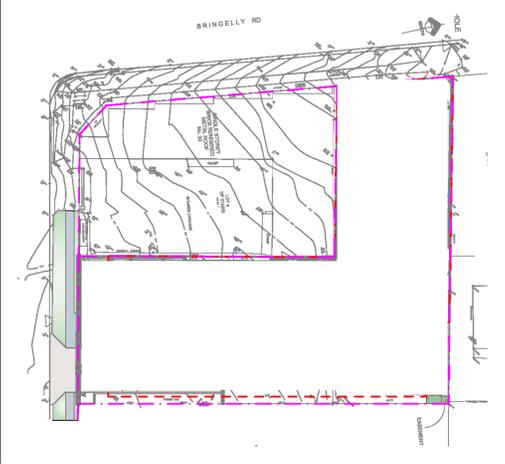
LOCATION PLAN

Scale: NTS



DEEP SOIL CALCULATIONS

SITE AREA: 1384.4m²
REQUIRED DEEP SOIL AREA: 96.9m² (7%)
 (3 M MINIMUM WIDTH, ADG)
PROPOSED DEEP SOIL AREA: 83.2m² (6%)
DEEP SOIL AREA INCLUDE IN CALCULATION:



Proposed new street tree to include:
 - 1 *Lophostemon confertus*

Permeable paver
 - Paving may revert to a matching, non-permeable (standard) style paver where it is laid over the basement slab (to landscape Architects approval)

Raised planter over slab
 - refer detail

Existing tree to be removed

Timber deck
 - refer detail

Existing tree to be removed

STREET TREE

Botanical Name: *Lophostemon confertus*
Common Name: Brush box (Native)
Pot size: 45Lt
Mature H x S: 12m x 5m
Qty Required: 2

LANDSCAPE PLAN NOTES

This plan should be read in conjunction with the architectural and hydraulics plans. Work specific to these plans should be prepared in accordance to these plans, including specification and details prior to the installation of landscaping, and should not be altered or compromised during landscape construction. Retaining wall details to engineers design. Elements such as drainage swales may be incorporated in garden bed areas (using non-floatable mulch) without compromising the capacity or form.

This plan has been prepared for Development Application approval only, not for construction.

This plan has been prepared with reference to **Penrith** Landscaping Guidelines & requirements. Planting proposed using commercially available plant species selected from local planting lists and the BASIX local plant list and from Sydney Waters "Plant Selector" web site one-drip rated native plants (**acceptable for BASIX planting**).

The Design & location of new letter boxes shall be in accordance with Australia Post's "Requirements for Delivery of Mail to Residential Premises" published Feb '97. All noxious weeds listed in Councils weed lists & located on the site shall be continually removed & suppressed. Reinstatement of boundary fencing in poor condition with Council approved 1.8m fencing to rear of building line, rake to 1m forward of BL. Pollution, sediment & erosion control devices as specified shall be in place, and maintained for the duration of the construction period. Proposed excavation near existing established trees to be supervised by arborist.

Penrith approved landscape plan's are required to be constructed as approved to obtain occupancy certificate. **Permeable areas may be indicated to achieve site coverage restrictions & should be constructed as drawn on this plan.**

OTHER LANDSCAPE ITEMS

- Garden bed
- Turf area - refer detail
- Permeable paver
- Paving may revert to a matching, non-permeable (standard) style paver where it is laid over the basement slab (to landscape Architects approval)
- Timber deck - refer detail
- Retaining / raised planter wall - refer detail
- Pre-fabricated tree planter on slab, size to include: 1500 x 1500mm & 2400 x 800mm
- BBQ - refer manufacturer's detail & specifications
- Proprietary outdoor furniture to be nom. by client to manufacturer's specification
- Clothesline - to be nom. by clients
- Trees proposed to be removed and replaced with new landscaping
- Existing trees proposed to be retained and protected

GENERAL NOTE:

Planned dimensions take preference to scale readings. Verify all dimensions on site. NTS if plan does not refer to scale. Refer to the site plan for any other areas as a result of your use of this drawing for construction purposes.

If an element is not shown to scale, dimensions, items or other information should be confirmed with the client or the relevant authority before construction commences. These items are not shown to scale and are not intended to be used for construction purposes.

These plans are prepared for the purpose of Development Application approval only. They are not intended to be used for construction purposes. The client is responsible for ensuring that the plans are used for the intended purpose and that all necessary approvals are obtained before construction commences.

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Bar Scale

0 2 4 6 8 10m

ARCHITECT:
GUS FARES ARCHITECTS

LANDSCAPE ARCHITECT:

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 Phone: 9922 5312
 Fax: 9209 4902
 Mobile: 0413 981 191
 www.concept.net.au
 enquiries@concept.net.au

REV	DATE	NOTATION/AMENDMENT
A	23.9.2021	Preliminary plan prepared for review
B	22.10.2021	Preliminary plan prepared for review

COUNCIL: PENRITH
CLIENT: RASHID

PROJECT:
PROPOSED BOARDING HOUSE DEVELOPMENT
 31 SANTLEY CRES & 2A BRINGELLY RD
 KINGSWOOD

TITLE: HARDSCAPE/ SITE PLAN

DWGNO: LPDA 22 - 116
PAGE NUMBER: 1

STATUS: DEVELOPMENT APPLICATION

SCALE: 1:100 @ A1
DATE: OCT 2021

DRAWN: R.H
CHECKED: R.F

LEGEND & SCHEDULE

NOTES:

- ALL FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR.
- ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTED PLANTS AND APPROVED PRIOR TO PURCHASING BY THE LANDSCAPE ARCHITECT.
- WORKS CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLANS.
- LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.25M FROM PITS.
- ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLASHING WITH SURFACE ROOTS.
- THE NATURE STRIP (STREET FRONTAGE) FOR THE SITE IS PUBLIC LAND, AND ONLY AUTHORIZED WORKS MAY OCCUR HERE. EXISTING CONDITIONS SUCH AS STREET TREES, COUNCIL PLANTING ETC SHALL BE RETAINED AND PROTECTED DURING CONSTRUCTION, UNLESS SPECIFIC APPROVAL HAS BEEN GRANTED FOR NEW WORK IN THIS AREA.

TREES

- Botanical Name:** *Waterhouisia 'Sweeper'*
Common Name: Weeping Lilly Pilly (Native)
Pot size: 75L
Mature H x S: 8m x 3m
Qty Required: 4
- Botanical Name:** *Banksia integrifolia*
Common Name: Coastal Banksia (Native)
Pot size: 75L
Mature H x S: 6-8m x 4-5m
Qty Required: 4
- Botanical Name:** *Hibiscus tiliaceus 'Rubra'*
Common Name: Red Cottonwood (Exotic)
Pot size: 75L
Mature H x S: 8m x 4-8m
Qty Required: 3
- Botanical Name:** *Nyssa sylvatica*
Common Name: Black Tulepo (Exotic)
Pot size: 75L
Mature H x S: 12m x 6m
Qty Required: 1
- Botanical Name:** *Elaeocarpus reticulatus*
Common Name: Blueberry Ash (Native)
Pot size: 75L
Mature H x S: 8-10m x 6-7m
Qty Required: 3

SHRUBS AND HEDGES

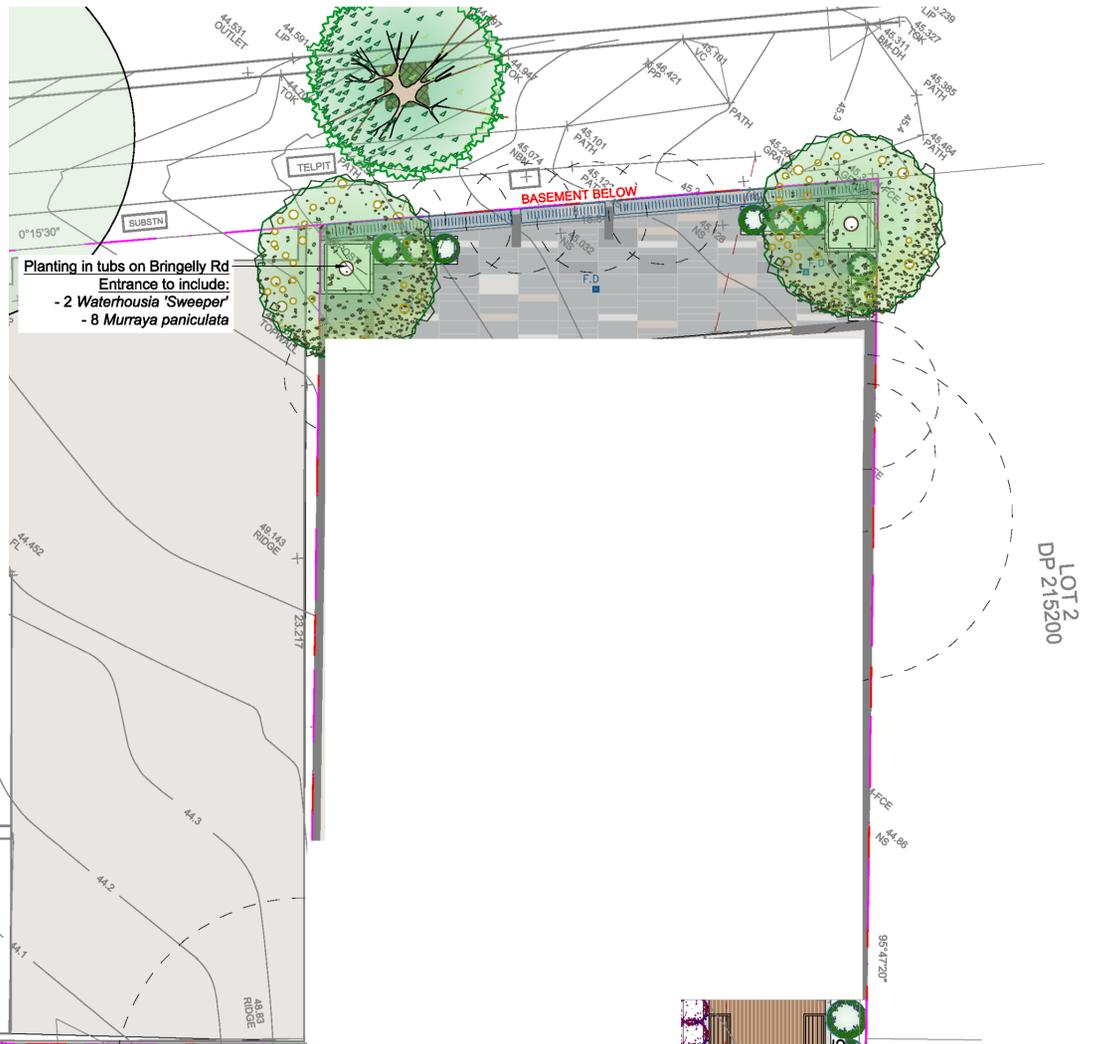
- Botanical Name:** *Acmena smithii 'Minor'*
Common Name: Minor Lilly Pilly (Native)
Pot size: 200mm
Mature H x S: 2-3m x 2m
Qty Required: 13
- Botanical Name:** *Syzygium 'Resilience'*
Common Name: Resilience Lilly Pilly (Native)
Pot size: 200mm
Mature H x S: 3m x 2m
Qty Required: 27
- Botanical Name:** *Murraya paniculata*
Common Name: Orange Jessamine (Exotic)
Pot size: 300mm
Mature H x S: 4m x 2-3m
Qty Required: 11
- Botanical Name:** *Loropetalum chinense 'Purple Pixie'*
Common Name: Purple Pixie (Exotic)
Pot size: 200mm
Mature H x S: 0.5m x 1.5m
Qty Required: 9

ACCENT PLANTS

- Botanical Name:** *Alcantarea imperialis 'Rubra'*
Common Name: Ruby Imperial Bromeliad (Exotic)
Pot size: 300mm
Mature H x S: 0.8m x 0.9m
Qty Required: 2
- Botanical Name:** *Agave 'Blue Glow'*
Common Name: Blue Glow Agave (Exotic)
Pot size: 200mm
Mature H x S: 0.6m x 0.75m
Qty Required: 6
- Botanical Name:** *Cyathe australis*
Common Name: Rough Tree Fern (Native)
Pot size: 45L (Min 1m trunk)
Mature H x S: 2.5-5m x 3m
Qty Required: 9
- Botanical Name:** *Monstera deliciosa*
Common Name: Ceriman (Exotic)
Pot size: 300mm
Mature H x S: 1.5m x 2m
Qty Required: 9

GRASSES + GROUNDCOVERS

- Botanical Name:** *Rhaphiolepis 'Snow Maiden'*
Common Name: *Rhaphiolepis 'Snow Maiden'* (Exotic)
Pot size: 140mm
Mature H x S: 0.5m x 0.5m
Qty Required: 7/m² (8.9m² total)
 - Botanical Name:** *Spathiphyllum 'Peace Lily'*
Common Name: Peace Lily (Native)
Pot size: 140mm
Mature H x S: 0.4m x 0.4
Qty Required: 7/m² (10.4m² total)
 - Botanical Name:** *Sanseveria trifasciata*
Common Name: Snake Plant (Exotic)
Pot size: 140mm
Mature H x S: 0.8m x 0.5m
Qty Required: 5/m² (11.9m² total)
- Shade Groundcover Mix:**
- Ophiopogon japonicus 'Nana'*
 - Viola hederacea*
 - Dichondra repens*
- Native Grass Groundcover Mix:**
- Lomandra longifolia 'Tanika'*
 - Themeda triandra*
 - Dianella revoluta 'Revelation'*
 - Poa labillardieri*



AN AUTOMATED COMMERCIAL GRADE IRRIGATION SYSTEM SHALL BE PROFESSIONALLY INSTALLED TO ALL GARDEN AREAS, INCLUDING RAISED PLANTERS, UPPER FLOOR PLANTERS AND GARDENS IN NATURAL GROUND. THE SYSTEM SHALL BE DESIGNED AND INSTALLED IN LINE WITH THE IRRIGATION PERFORMANCE SPECIFICATION, BY A LICENCED CONTRACTOR OR LANDSCAPER. THE LICENCED CONTRACTOR SHALL PREPARE AN 'AS BUILT' PLAN OF THE SYSTEM TO THE SUPERINTENDENT FOR STRATA RECORDS, FOR FUTURE MAINTENANCE.

GENERAL NOTE:

Figures and dimensions take preference to scale readings. Verify all dimensions on site. If any discrepancy is found, the contractor shall be responsible for resolving it. The contractor shall be responsible for ensuring that all plants are suitable for the site and that they are planted in accordance with the specifications. The contractor shall be responsible for ensuring that all plants are planted in accordance with the specifications. The contractor shall be responsible for ensuring that all plants are planted in accordance with the specifications.

Bar Scale

0 2 4 6 8 10m

LANDSCAPE ARCHITECT:

Bar Scale

0 2 4 6 8 10m

ARCHITECT:

GUS FARES ARCHITECTS

LANDSCAPE ARCHITECT:

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31 SANTLEY CRES & 2A BRINGELLY RD KINGSWOOD

TITLE: LANDSCAPE PLAN

DWGNO: LPDA 22 - 116

PAGE NUMBER: 2

STATUS: DEVELOPMENT APPLICATION	
SCALE: 1:100 @ A1	DATE: OCT 2021
DRAWN: R.H	CHECKED: R.F

LANDSCAPE WORK SPECIFICATION

PRELIMINARIES

1.01 GENERAL

The following general conditions should be considered prior to the commencement of landscape works:

- The landscape plans should be read in conjunction with the architectural plans, project arborist's assessment, hydraulic plans, service plans and survey prepared for the proposed development.
- All services including existing drainage should be accurately located prior to the commencement of landscape installation. Any proposed tree planting which falls close to services will be relocated on site under the instruction of the landscape architect.
- Installation of conduit for required irrigation, electrical and other services shall be completed prior to the commencement of landscape works and handstand pour.
- All outdoor lighting specified by architect or client to be installed by qualified electrician.
- Anomalies that occur in these plans should be brought to our immediate attention.
- Where an Australian Standard applies for any landscape material testing or installation technique, that standard shall be followed.

1.02 PROTECTION OF ADJACENT FINISHES

The Contractor shall take all precautions to prevent damage to all or any adjacent finishes by providing adequate protection to these areas / surfaces prior to the commencement of the Works.

1.03 PROTECTION OF EXISTING TREES

Existing trees identified to be retained shall be done in accordance with (AS14870-Protection of trees on development sites as well as in accordance with the tree protection measures prepared by project arborist.

Where general works are occurring around such trees, or pruning is required, a qualified Arborist shall be engaged to oversee such works and manage tree health. Existing trees designated on the drawing for retention shall be protected at all times during the construction period. Any soil within the drip-line of existing trees shall be excavated and removed by hand only. No stockpiling shall occur within the root zone of existing trees to be retained.

Any roots larger in diameter than 50mm shall only be severed under instruction by a qualified arborist. Roots smaller than 50mm diameter shall be cut cleanly with a saw.

Temporary fencing shall be installed around the base of all trees to be retained prior to the commencement of landscape works. Where possible this fencing will be located around the drip line of these trees, or a minimum of 3m from the trunk. The fencing shall be maintained for the full construction period.

1.04 EROSION & POLLUTION CONTROL

The Contractor shall take all proper precautions to prevent the erosion of soil from the subject site. The contractor shall install erosion & sediment control barriers and as required by council, and maintain these barriers throughout the construction period. Note that the sediment control measures adopted should reflect the soil type and erosion characteristics of the site.

Erosion & pollution control measures shall incorporate the following:

- Construction of a sediment trap at the vehicle access point to the subject site.
- Sediment fencing using a geotextile filter fabric in the location indicated on the erosion control plan or as instructed on site by the landscape architect.
- Earth banks to prevent scour of stockpiles
- Sandbag Verb sediment traps
- Strow bales & geotextile sediment filter.
- Exposed banks shall be pegged with an approved Jute matting in preparation for mass planting

Refer to 'Sitewide Reference Kit' as prepared by DLWC & WSROC (1997) for construction techniques

SOIL WORKS

2.01 MATERIALS

Specified Soil Conditioner (Generally to improve site soil)
The specified soil conditioner for site top-soil improvement shall be an organic mix, equal to 'Botany Humus', as supplied by ANL. Note that for sites where soil testing indicates toxins or extremes in pH, or soils that are extremely poor, allow to excavate and supply 300mm of imported soil mix.

New gardens & proposed Planting
New garden and planting areas shall consist of a 50/50 mix of clean site soil (refer d) below) and imported 'Organic Garden Mix' as supplied by ANL or approved equal. All mixes are to comply with AS 4419 Soils for landscaping & garden use, & AS 4454 Composts. Soil conditioners & mulches.

Specified Soil Mix - Turf
The specified soil mix for all turf areas shall be a min 75mm layer of imported soil mix consisting of 80% washed river sand (reasonably coarse), and 20% composted organic matter equivalent to mushroom compost or soil conditioner, or other approved lawn top dress.

Site Topsoil
Site topsoil is to be clean and free of unwanted matter such as gravel, clay lumps, grass, weeds, tree roots, sticks, rubbish and plastics, and any deleterious materials and materials toxic to plants. The topsoil must have a pH of between 5.5 and 7. Use 100% imported soil mix when site topsoil runs out.

2.02 INSTALLATION (TO GARDEN OUTSIDE OF TREE PROTECTION ZONES OF TREES RECOMMENDED TO BE RETAINED)

Note: No level changes (Cut or Fill), soil ripping within the Tree Protection Zones of trees to be retained

a) Testing
All testing is to be conducted in accordance with AS 1289 Methods for testing soils for engineering purposes. Site soil shall be given a pH test prior to modifying to ensure conditions are appropriate for planting as stated above. Tests shall be taken in several areas where planting is proposed, and the pH shall be adjusted accordingly with sulphur or lime to suit.

Note that a soil test conducted by the 'Sydney Soil Lab' or approved equal shall be prepared for all commercial, industrial and multi-unit residential sites. The successful landscape contractor shall implement the recommendations of this test.

b) Set Out of Individual Trees & Mass Planting Areas
All individual tree planting positions and areas designated for mass planting shall be set out with stakes or another form of marking, ready for inspection and approval. Locate all services.

c) Establishing Subgrade Levels outside of tree protection zones of trees to be retained
Subgrade levels are defined as the finished base levels prior to the placement of the specified material (i.e. soil conditioner). The following subgrade levels shall apply:

- Mass Planting Beds - 300mm below existing levels with specified imported soil mix.
- Turf areas - 100mm below finished surface level.

Note that all subgrades shall consist of a relatively free draining natural material, consisting of site topsoil placed previously by the Civil Contractor. No builders waste material shall be acceptable.

d) Subgrade Cultivation
Cultivate all subgrades to a minimum depth of 100mm in all planting beds and all turf areas, ensuring a thorough breakup of the subgrade into a reasonably coarse lith. Grade subgrades to provide falls to surface and subsurface drains, prior to the placement of the final specified soil mix.

e) Drainage Works
Install surface and subsurface drainage where required and as detailed on the drawing. Drain subsurface drains to outlets provided, with a minimum fall of 1:100 to outlets and / or service pits.

f) Placement and Preparation of Specified Soil Conditioner & Mixes.

- Trees in turf & beds - Holes shall be twice as wide as root ball and minimum 100mm deeper - backfill hole with 50/50 mix of clean site soil and imported 'Organic Garden Mix' as supplied by ANL or approved equal.
- Mass Planting Beds - Install specified soil conditioner to a compacted depth of 100mm

Place the specified soil conditioner to the required compacted depth and use a rotary hoe to thoroughly mix the conditioner into the top 300mm of garden bed soil. Ensure thorough mixing and the preparation of a reasonably fine lith and good growing medium in preparation for planting.

Turf Areas - Install specified soil mix to a minimum compacted depth of 75mm. Place the specified soil mix to the required compacted depth and grade to required finished soil levels, in preparation for planting and turfing.

PLANTING

3.01 MATERIALS

a) Quality and Size of Plant Material
All trees supplied above a 25L container size must be grown and planted in accordance with AS 2303:2018 'TREE STOCK FOR LANDSCAPE USE' Certification that trees have been grown to AS 2303:2018 is to be provided upon request of Council's Tree Management Officer.

Above - Ground Assessment
The following plant quality assessment criteria should be followed:
Plant true to type, Good vigour and health, free from pest & disease, free from injury, self-supporting, good stem taper, has been pruned correctly, is apically dominant, has even crown symmetry, free from included bark & stem junctions, even trunk position in pot, good stem structure

Below - Ground Assessment
Good root division & direction, rootball occupancy, rootball depth, height of crown, non-suckering For further explanation and description of these assessment criteria, refer to Ross Clark's book.

All Plant material shall be to the type and size specified. No substitutions of plant material shall be permitted without written prior approval by the Landscape Architect. No plant shall be accepted which does not conform to the standards listed above.

b) Stakes and Ties
Provide min. 3 No. Stakes and ties to all plants identified as trees in the plant schedule. Stakes shall be sound, unpainted, straight hardwood, free of knots and pointed at one end. They shall be 1800mm x 50mm x 50mm Hardwood timber, or as per council specification where is available. Ties shall be 50mm wide hessian webbing material.

c) Fertilisers
Fertilisers shall be approved slow release fertilisers suitable for the proposed planting types. Note that for native plants,

specifically Proteaceae family plants including Grevillea species, low phosphorus fertilizers shall be used.

d) Mulch
Mulch for general planter bed shall be an approved equal to 'Forest Blend' as supplied by ANL. Mulch shall be completely free from any soil, weeds, rubbish or other debris. Mulch for bio-retention/rain garden area where is required shall be non-floatable materials that could include crushed rock, gravel, coarse river sand, scoria or river pebbles. 4-7mm screenings or similar.

e) Turf
Turf for project site shall be soft leaf Buffalo or Zoysia macrantha 'Nana' or equivalent unless stated otherwise), free from any weeds and other grasses, and be in a healthy growing condition. Re-turfing to nature strip where is required shall use species that match existing on street.

3.02 INSTALLATION

a) Setting Out
All planting set out shall be in strict accordance with the drawings, or as directed. Note that proposed tree planting located near services should be adjusted at this stage. Notify Landscape Architect for inspection for approval prior to planting.

b) Planting
All plant material shall be planted as soon after delivery as possible. Planting holes for trees shall be excavated as detailed and specified. Plant containers shall be removed and discarded, and the outer roots gently teased from the soil mass. Immediately set plant in hole and backfill with specified soil mix, incorporating the approved quantity of fertiliser for each plant type. Ensure that plants are set plumb vertically and root balls set to the consolidated finished grades detailed on the drawings. Compact the backfilled soil and saturate by hand watering to expel any remaining air pockets immediately after planting.

c) Staking and Tying
Staking and tying shall be in strict accordance with the drawings and shall occur immediately following plant placement and soil backfilling. All plants identified as 'Trees' on the planting schedule shall be staked with a min. 3 stakes.

d) Mulching
Mulch for general planter bed shall be an approved equal to 'Forest Blend' as supplied by ANL. Mulch shall be completely free from any soil, weeds, rubbish or other debris. Mulch for bio-retention/rain garden area where is required shall be non-floatable materials that could include crushed rock, gravel, scoria or river pebbles. 4-7mm screenings or similar.

e) Turfing
Mosses and prior to the turf being laid. Turf shall be neatly but jointed and true to grade to finish flush with adjacent surfaces. Incorporate a lawn fertilizer and thoroughly water in. Keep turf moist until roots have taken and sod/rolls cannot be lifted. Keep all traffic off turf until this has occurred. Allow for top dressing of all turf areas. All turf shall be rolled immediately following installation.

f) Steel garden edging
Where is required, the Contractor shall install steel garden edging as detailed on the drawings, to all mass planting beds adjoining turf or gravel mulched areas, and where required. The resultant edge shall be true to line and flush with adjacent surfaces. However, no edging shall be used within the Structural Root Zone (SRZ) of trees to be retained.

g) Earth retaining structure
All walls which form part of drainage works must be built as detailed by the hydraulic engineer. All walls exceeding 800mm shall be of cast timber construction materials, construction details to be provided by a qualified engineer. Install wall to suit site levels and to manufacturer's specification.

HARDSCAPE WORKS

4.01 GENERAL

The Contractor shall undertake the installation of all hardscape works as detailed on the drawing, or where not detailed, by manufacturers specification.

Paving - refer to typical details provided, and applicable Australian Standards. Permeable paving may be used as a suitable means of satisfying Council permeable surface requirements, while providing a useable, hardwearing, practical surface. In most instances, the client shall nominate the appropriate paving material to be used.

Australian Standards shall be adhered to in relation to all concrete, masonry & metal work. Some details are typical and may vary on site. All hardscape works shall be set out as per the drawings, and inspected and approved by the Landscape Architect prior to installation. All workmanship shall be of the highest standard. Any queries or problems that arise from hardscape variations should be brought to the attention of the Landscape Architect.

Your attention is directed to any obligations or responsibilities under the Dividing Fences Act, 1991 in respect of adjoining property owner's which may arise from this application. Any enquiries in this regard may be made to the Crown Lands Division on (02) 8836 5332.

IRRIGATION WORKS

5.01 GENERAL (PERFORMANCE SPECIFICATION)

New irrigation systems to planting areas shall be a Commercial Grade Irrigation System conforming to all relevant Australian standards, including AS 3500 & the Electrical Safety Act 2002, Workplace Health & Safety Act 2011, & the latest Sydney Water Code

An automated drip-irrigation system is to be installed to all gardens, planters and lawn areas in accordance with the approved Irrigation Design. This system shall be designed and installed by a qualified and licensed irrigation specialist, to the highest industry standards and to maximise the efficient usage of water.

The Installer is required to obtain all approvals necessary for the completion of works in accordance with the Laws of Australia, Laws of the State of NSW, Penrith Council By-Laws and Ordinances.

Drawings:
- The Landscape Contractor nominated Licensed Irrigation Specialist shall provide irrigation drawings for approval upon engagement.

Design Requirements:
- The irrigation system shall be installed prior to all planting works. It shall incorporate a commercially available irrigation system, with sub-surface dripper lines to irrigate all gardens, planters and lawn areas.
- It shall incorporate a suitable back flow prevention device for the scale of works, an in-line filter, check valves, and suitable high and low density poly hose fittings and PVC piping to achieve flow rates suitable for specified planting.
- The irrigation application rate shall not exceed the infiltration rate of the soil or creates run-off.
- The landscape contractor shall check the existing pressure available from the ring mains and size irrigation piping to suit. Supply shall be from local hose cock where available.
- All piping and fittings shall be buried 50mm below the finished soil levels in garden and lawn areas, and secured in position at 500mm centres with galv wire pins.
- Size of pipes shall be selected to ensure the working pressure at the end of the line does not decrease by more than 5%.

Services Co-ordination:
- Co-ordination required by Landscape Contractor or Project Manager to provide required conduit, pipe work and penetration through slabs and planter walls for water and power provisions.
- The Landscape Contractor shall be engaged with the Irrigation Specialist to co-ordinate with the Project Manager to identify the preferred service and conduit locations.
- Project Manager and Landscape Contractor to establish area suitable for irrigation control system with required area, power provision and water supply.

Testing & Defects:
Upon completion of installation, the system shall be tested, including:
- Main Line Pressure Test: The main line is pressurised to test for leaks. All valves are shut and the pressure is taken over a determined length of time.
- Dripper Pressure Test: Measurement at flushing valves are taken and the pressure gauged to make sure it conforms to the manufacturer recommendations. The inlet pressure is then tested under the same conditions to check it does not exceed 300Kpa.
- All components are to be satisfactorily functional and operational prior to approval. Should any defect develop, or the capacity or efficiency of the system decline during the agreed maintenance system, then these faults shall be immediately rectified.

Warranty:
- A full 12 month warranty shall be included to cover labour and all parts.
Further Documentation:
- On request, a detailed irrigation performance specification report can be issued.

CONSOLIDATION AND MAINTENANCE

6.01 GENERAL

The consolidation and maintenance period shall be either:

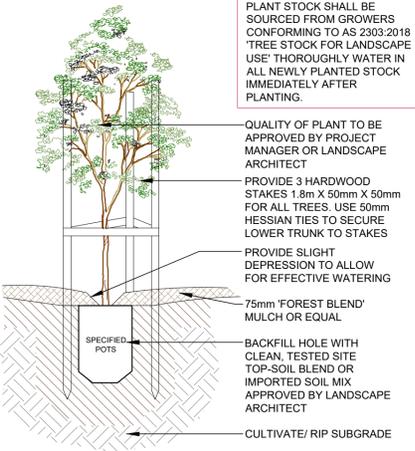
- 6 months beginning from the approved completion of the specified construction work (Practical Completion)
- as agreed to in the landscape contractors contractual obligations.
- or as specified by Council in the Determination.

A qualified landscape maintenance contractor shall undertake the required landscape maintenance works. Consolidation and maintenance shall mean the care and maintenance of Contracted works by accepted landscaping or horticultural practices, ensuring that all plants are in optimum growing conditions and appearance at all times, as well as rectifying any defects that become apparent in the contracted works.

This shall include, but not be limited to, the following items where and as required:

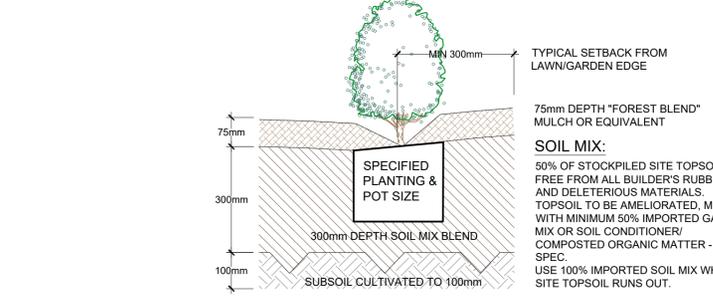
- Watering all planting and lawn areas / irrigation maintenance.
- Clearing litter and other debris from landscaped areas.
- Removing weeds, pruning and general plant maintenance.
- Replacement of damaged, stolen or unhealthy plants.
- Make good areas of soil subsidence or erosion.
- Topdressing of mulched areas.
- Spray / treatment for insect and disease control.
- Fertilizing with approved fertilizers at correct rates.
- Mowing lawns & trimming edges each 14 days in summer or 18 days in winter
- Adjusting ties to Stakes
- Maintenance of all paving, retaining and hardscape elements.

On the completion of the maintenance period, the landscape works shall be inspected and at the satisfaction of the superintendent or landscape architect, the responsibility will be signed over to the client.



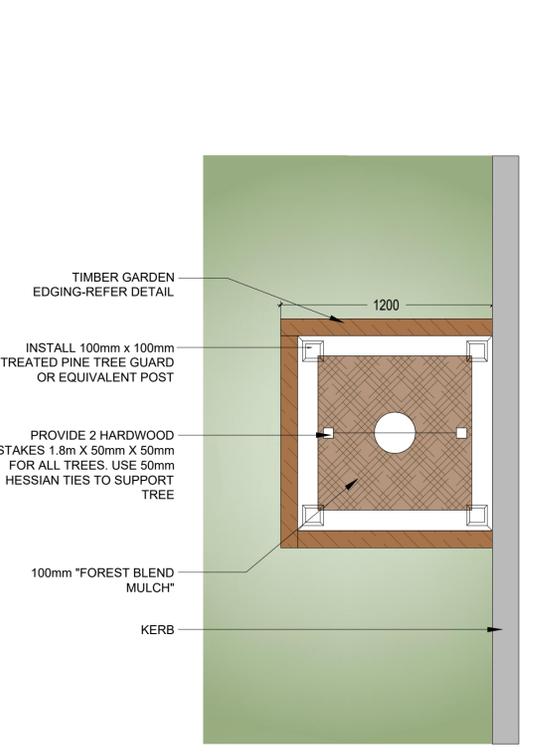
TREE PLANTING DETAIL

SCALE: 1:10
(ONLY APPLICABLE FOR PLANTING AREA OUTSIDE TREE PROTECTION ZONE OF TREES TO BE RETAINED. NO CHANGES ARE TO OCCUR TO EXISTING LEVELS, INCLUDING RIPPING/CULTIVATING OF THE SOIL WITHIN THE TPZ OF TREES TO BE RETAINED ON SITE)



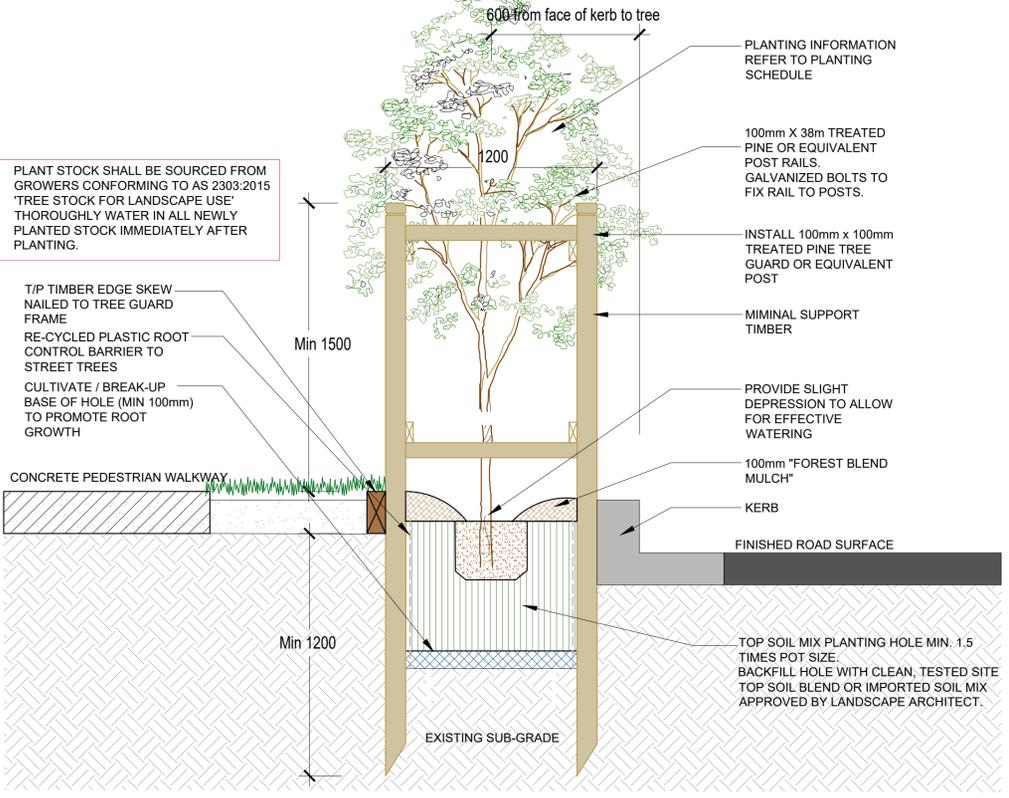
TYPICAL GARDEN PREPARATION DETAIL

SCALE 1:10
(ONLY APPLICABLE FOR PLANTING AREA OUTSIDE TREE PROTECTION ZONE OF TREES TO BE RETAINED. NO CHANGES ARE TO OCCUR TO EXISTING LEVELS, INCLUDING RIPPING/CULTIVATING OF THE SOIL WITHIN THE TPZ OF TREES TO BE RETAINED ON SITE)



STREET TREE GUARD PLAN

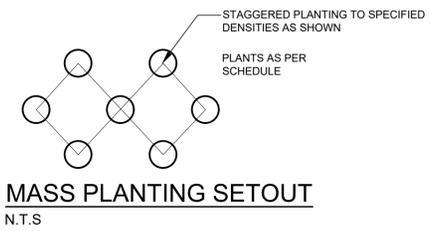
SCALE 1:20



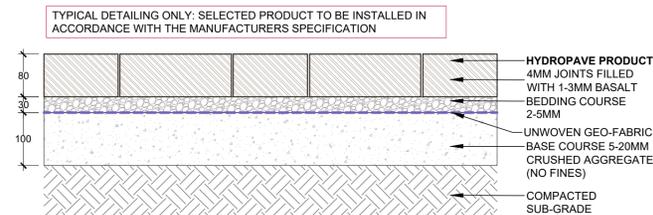
STREET TREE PLANTING & TREE GUARD

SCALE 1:20

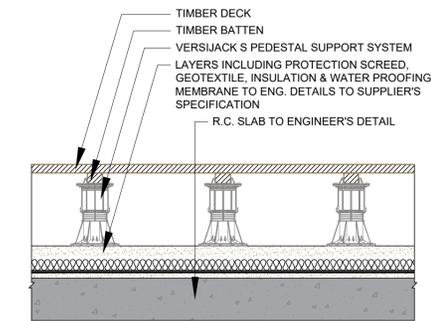
<p>GENERAL NOTE:</p> <p>Figure dimensions take preference to scale readings. Verify all dimensions on site before commencing any activity to ensure that dimensions are correct. Do not rely on dimensions to the landscape architect when proceeding with the work.</p> <p>Special Acknowledgement: Penrith City Council</p> <p>© JANU 15 623 405 403</p> <p>The above information is provided as a guide only. All rights are reserved. This information is provided for your information only. It is not intended to be used as a substitute for professional advice. The information is provided for your information only. It is not intended to be used as a substitute for professional advice.</p> <p>www.dialbeforeyoudig.com.au</p> <p>DIAL 1100 BEFORE YOU DIG</p>	<p>ARCHITECT:</p> <p>GUS FARES ARCHITECTS</p>	<p>LANDSCAPE ARCHITECT:</p> <p>Concept Landscape Architects</p> <p>Suit 101, 506 Miller Street, CAMMERAY NSW 2062</p> <p>Phone: 9622 5312 Fax: 8200 4962 Mob: 0413 981 351 www.concept.net.au enquiries@concept.net.au</p>	<p>REV DATE NOTATION/AMENDMENT</p> <p>A 23.9.2021 Preliminary plan prepared for review</p> <p>B 22.10.2021 Preliminary plan prepared for review</p>	<p>PROJECT:</p> <p>PROPOSED BOARDING HOUSE DEVELOPMENT</p> <p>31 SANTLEY CRES & 2A BRINGELLY RD KINGSWOOD</p>	<p>TITLE:</p> <p>SPECIFICATIONS & DETAILS</p> <p>DWG No: LPDA 22 - 116</p> <p>PAGE NUMBER: 3</p>	<p>STATUS:</p> <p>DEVELOPMENT APPLICATION</p> <p>SCALE: AS SHOWN @ A1</p> <p>DATE: OCT 2021</p> <p>DRAWN: R.H</p> <p>CHECKED: R.F</p>
			<p>Document Set ID: 9785042</p> <p>Version: 1, Version Date: 28/10/2021</p>			



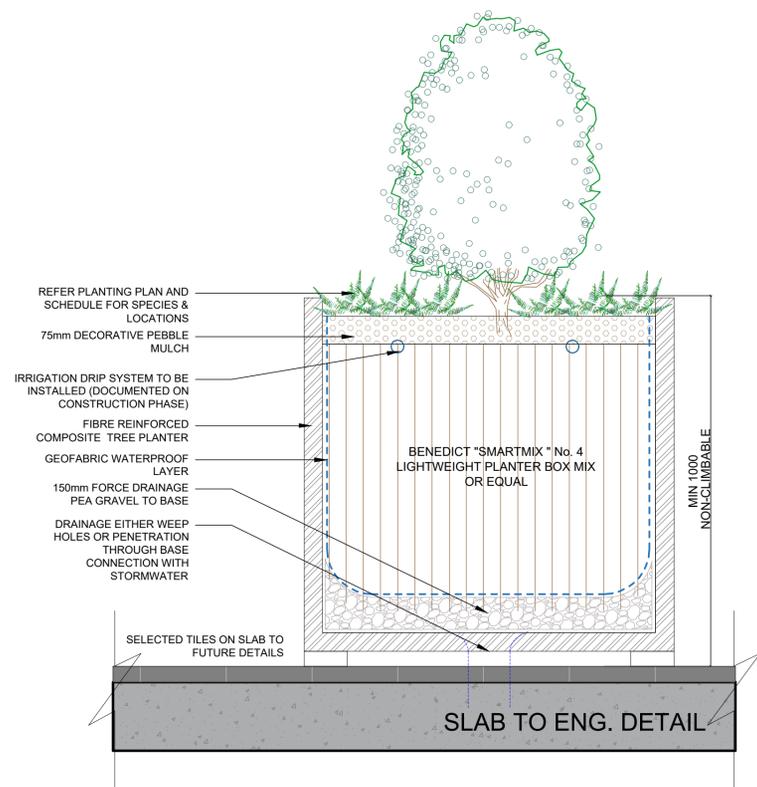
MASS PLANTING SETOUT
N.T.S



TYPICAL PERMEABLE PAVING DETAIL
SCALE 1:15



TIMBER DECKING DETAIL
SCALE 1:20



PRE-FABRICATED TREE PLANTER ON SLAB
SCALE 1:10



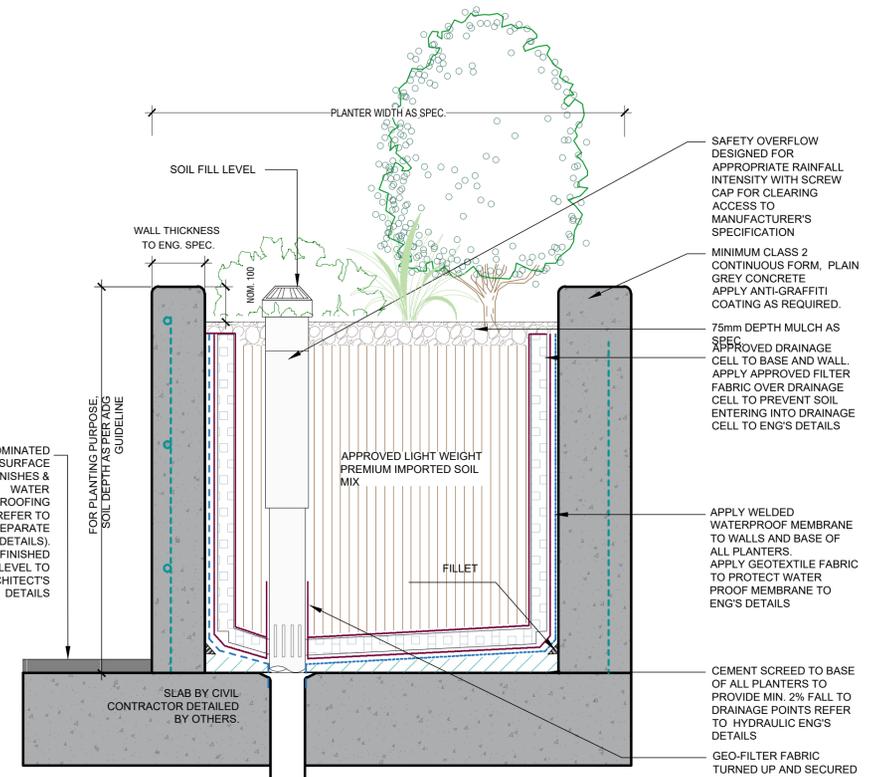
OVERFLOW (TO SUPPLIER'S SPECIFICATION)

NOTE (BCA COMPLIANCE). WHERE NO EXTERNAL BALUSTRADE IS PROPOSED, THE INTERNAL PLANTER WALL FACE MUST BE NON-CLIMBABLE TO A HEIGHT TO MEET AS & BCA COMPLIANCE.

NOTE (DRAINAGE & WATER PROOFING). DRAINAGE PITS AND LAYOUT TO BE NOMINATED BY HYDRAULIC ENGINEER TO WORK WITH STRUCTURAL DESIGN AND LANDSCAPE.

THE WATERPROOFING, APPROVED DRAINAGE CELL AND SPECIFIED GEOFABRIC LAYER IN THIS DETAIL ARE INDICATIVE ONLY AND SHOULD BE DETAILED BY THE RELEVANT PROFESSIONAL ENGINEER FOR CONSTRUCTION.

UNDER THE CONSTRUCTION PRACTITIONER BILL, STRUCTURAL WATER-PROOFING SHALL BE DOCUMENTED BY A HYDRAULIC ENGINEER



INSITU CONCRETE PLANTER ON SLAB DETAIL
SCALE: 1:10

GENERAL NOTE:
Figured dimensions take preference to scale readings. Verify all dimensions on site. 50% of dimensions may vary slightly in size to that indicated on plans. Refer any discrepancies to the Landscape Architect before proceeding with the work.
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LANDSCAPE ARCHITECT: Concept Landscape Architects

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COUNCIL	REV	DATE	NOTATION/AMENDMENT
PENRITH	A	23.9.2021	Preliminary plan prepared for review
	B	22.10.2021	Preliminary plan prepared for review
CLIENT			
RASHID			

PROJECT: PROPOSED BOARDING HOUSE DEVELOPMENT
31 SANTLEY CRES & 2A BRINGELLY RD
KINGSWOOD

TITLE: DETAILS

DWG No: LPDA 22 - 116

PAGE NUMBER: 4

STATUS: DEVELOPMENT APPLICATION	
SCALE: AS SHOWN @ A1	DATE: OCT 2021
DRAWN: R.H	CHECKED: R.F